

**Available SF** 7,690 SF

**Industrial For Lease & For Sale**
**Building Size** 7,690 SF

**Address:** 3083 N Lima St, Burbank, CA 91504

**Cross Streets:** N Lima St/Cohasset St

High Image, Free Standing Building  
 Large Yard/ Additional Parking Possible  
 M2 Zoning/ Flexible Uses  
 Close Proximity to Burbank Hollywood Airport & 5 Freeway

<b>Lease Rate/Mo:</b>	\$14,534	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	1,800 SF / 2
<b>Lease Rate/SF:</b>	\$1.89	<b>Clear Height:</b>	13'	<b>Restrooms:</b>	2
<b>Lease Type:</b>	Gross	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	7,690 SF	<b>DH Doors/Dim:</b>	0	<b>Finished Ofc Mezz:</b>	
<b>Minimum SF:</b>	7,690 SF	<b>A: 400 V: 120/240 O: 3 W: 3</b>		<b>Include In Available:</b>	
<b>Prop Lot Size:</b>	0.31 Ac / 13,530 SF	<b>Construction Type:</b>	Concrete	<b>Unfinished Mezz:</b>	
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1976	<b>Include In Available:</b>	
<b>Sale Price:</b>	\$3,460,500.00	<b>Whse HVAC:</b>	No	<b>Possession:</b>	60 Days
<b>Sale Price/SF:</b>	\$450.00	<b>Parking Spaces: 11 / Ratio: 1.4:1</b>		<b>Vacant:</b>	No
<b>Taxes:</b>	\$30,546 / 2025	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	Yes	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	East SFV
<b>Zoning:</b>	M-2			<b>APN#:</b>	2466-001-030

**Listing Company:** Cushman & Wakefield

**Agents:** [Tim Wallace 213-955-5108](mailto:tim.wallace@cushwake.com), [David Schatz 310-943-4201](mailto:david.schatz@cushwake.com)
**Listing #:** 44782840

**Listing Date:** 04/28/2026

**FTCF:** CB240N000S200

**Notes:** Tenant/Buyer to verify all information. Buyer to verify all information. Currently a brewery. Existing Floor Drains can be removed.

FOR LEASE & SALE  
**3083 N. LIMA STREET, BURBANK**



AERIAL SHOT AND MAP



For More Information Please Contact:

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